

FIRST REGULAR SESSION  
HOUSE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 1046**  
**101ST GENERAL ASSEMBLY**

0175H.02C

DANA RADEMAN MILLER, Chief Clerk

---

**AN ACT**

To authorize the conveyance of certain state property.

---

*Be it enacted by the General Assembly of the state of Missouri, as follows:*

**Section 1. 1. The department of natural resources is hereby authorized and empowered to sell, transfer, grant, convey, remise, release and forever quitclaim all interest of the department of natural resources in real property located in the County of Oregon. The property to be conveyed is more particularly described as follows:**

**TRACT 1:**

**TOWNSHIP 22 NORTH, RANGE 2 WEST:**

**Section 3: All that part lying West of, or right bank of, the Eleven Point River;**

**Section 4: All that part of the East Half lying West of, or right bank of, the Eleven Point River; All of Lot 1 of the NW1/4;**

**Section 5: All of Lot 1 of the NE1/4; All of Lots 1 and 2 of the NW1/4; All that part of the E1/2 of Lot 3 of the NW1/4 of Section 5 which lies South and West of Billmore Hollow, EXCEPT therefrom that part lying north of Hwy "Y"; All of the W1/2 of Lot 3 of the NW1/4;**

**Section 6: All of the E1/2 of Lots 2 and 3 of the NE1/4;**

**Section 9: All of the North Fractional Half of the NE Fractional Quarter lying West of, or right bank of, the Eleven Point River;**

**TOWNSHIP 23 NORTH, RANGE 2 WEST:**

**Section 33: All of the SE1/4;**

**Section 34: All of the SW1/4 lying West of, or right bank of, the Eleven Point River.**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

22       **PARCEL I:**

23       An easement for ingress and egress over and across an existing private road,  
24       50 feet in width, running Southeasterly from Highway "Y" to a point near  
25       the South line of Section 32, Township 23, Range 2, and thence East along  
26       the South line of Sections 32 and 33, in Township 23, Range 2 to the West  
27       line of the above described property.

28       **TRACT 2:**

29       All of Lot One (1) of the Northeast Quarter (NE1/4) and all that part of the  
30       Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) lying South  
31       and East of Highway Y, in Section Six (6), Township Twenty-two (22),  
32       Range Two (2) West. The East Half (E1/2) of the Southeast Quarter (SE1/4)  
33       of Section Six (6), Township Twenty-two (22) North, Range Two (2) West.  
34       All the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of  
35       Section Six (6), Township Twenty-two (22) North, Range Two (2) West of  
36       the Fifth Principal Meridian, except therefrom a strip of land 10 feet wide  
37       (being the south ten feet) of SE1/4 of said Section 6 for roadway, and except  
38       right of way for State Highway Y as shown recorded in Book 172 at Page 86  
39       of the records of Oregon County, Missouri.

40       **TOWNSHIP 22 NORTH, RANGE 2 WEST**

41       Section 5: All of the North Half of the Southeast Quarter; Block 2 in Charles  
42       W. Melton and wife and E. W. Sitton and wife Subdivision of the SE 1/4 of  
43       the SE1/4 of Section 5 as shown in Plat Book 8 at Page 21 of the records of  
44       Oregon County, Missouri; All of the Southwest Quarter of the Southeast  
45       Quarter; All of the Southwest Quarter;

46       Section 7: All of the East Half of the Northeast Quarter; Block 1 of J. F.  
47       Melton Subdivision of the SW1/4 of the NE1/4 of Section 7 as shown in Plat  
48       Book 6 at Page 5 of the records of Oregon County, Missouri; All of the  
49       Northwest Quarter of the Northeast Quarter;

50       Section 8: Block 5 in S. D. Melton's Subdivision of the NE1/4 of the NE1/4  
51       of Section 8 as shown in Plat Book 7 at Page 16 of the records of Oregon  
52       County, Missouri; Lot 2 Block 1 in S. D. Melton's Subdivision of the SW1/4  
53       of the NE1/4 of Section 8 as shown in Plat Book 7 at Page 16 of the records  
54       of Oregon County, Missouri; All of the Northwest Quarter of the Northeast  
55       Quarter; All of Block 1 in G. T. Thomasson and wife's Subdivision of the  
56       NE1/4 of the SW1/4 of Section 8 as shown in Plat Book 6 at Page 38 of the  
57       Records of Oregon County, Missouri; All of Lot 1 of Block 1 in G. T.

58        **Thomasson and wife's former Subdivision of the NW1/4 of the SW1/4 of**  
59        **Section 8 as shown in Plat Book 7 at Page 17 of the Records of Oregon**  
60        **County, Missouri; All of the Northwest Quarter.**

61        **2. The commissioner of administration shall set the terms and conditions for the**  
62        **conveyance as the commissioner deems reasonable. Such terms and conditions may**  
63        **include, but not be limited to, the number of appraisals required and the time, place, and**  
64        **terms of the conveyance.**

65        **3. The attorney general shall approve the form of the instrument of conveyance.**

**Section 2. 1. The department of natural resources is hereby authorized and**  
2        **empowered to sell, transfer, grant, convey, remise, release and forever quitclaim all interest**  
3        **of the department of natural resources in real property located in the County of Oregon.**  
4        **The property to be conveyed is more particularly described as follows:**

5        **Tract 1:**

6        **Township 23 North, Range 2 West**

7        **Section 20: That part of the Northeast Quarter of the Southeast Quarter**  
8        **lying North and East of a line beginning at C-E-E 1/64th corner, thence in**  
9        **a Southeasterly direction to N-S 1/64th corner, Sections 20 and 21. All that**  
10       **part of the following described tracts lying East of Highway Y: The**  
11       **Southeast Quarter, the North Half of the Southwest Quarter, and the South**  
12       **Half of the Northwest Quarter: EXCEPT that part of the Northeast**  
13       **Quarter of the Southeast Quarter lying North and East of a line beginning**  
14       **at C-E-E 1/64th corner, thence in a Southeasterly direction to N-S 1/64th**  
15       **corner, Sections 20 and 21.**

16       **Section 21: All of the East Fractional Half of the Southeast Fractional**  
17       **Quarter lying west of, or right bank of, the Eleven Point River All that part**  
18       **of the Southwest Fractional Quarter of the Southeast Fractional Quarter**  
19       **lying west of, or right bank of, the Eleven Point River; All of the Southeast**  
20       **Quarter of the Southwest Quarter; All that part of the West Fractional Half**  
21       **of the Southwest Quarter of Section 21 that lies south of, or right bank of,**  
22       **the Eleven Point River; All that part of the NE1/4 of the SW1/4 and all that**  
23       **part of the NW1/4 of the SE1/4 lying west of, or the right bank of the Eleven**  
24       **Point River.**

25       **Section 27: All that part of Section 27 lying west of, or right bank of, the**  
26       **Eleven point river EXCEPT THAT PART of the West Fractional Half of the**  
27       **Southwest Fractional Quarter south and west and being right bank of**

28       Eleven Point River lying north of the 1/64th line east to Eleven Point River  
29       from the N-S 1/64th corner of Sections 27 and 28;

30       Section 28: All that part of Section 28 lying west of, or right bank of the  
31       Eleven Point River EXCEPT THAT PART of the Northeast Fractional  
32       Quarter of the Southeast Fractional Quarter west and being right bank of  
33       Eleven Point River lying east of the 1/64th line beginning at C-E-E 1/64th  
34       corner, thence south along E-E 1/64th line to C-S-NE-SE 1/256th corner;

35       Section 29: All that part of the following described tracts lying East of  
36       Highway Y: The South Half of the North Half, the North Half of the  
37       Southeast Quarter. All that part of the following described tracts lying East  
38       of Highway Y: The North Half of the North Half.

39       Section 33: NE1/4 of Section 33

40       Section 34: All that part of the N1/2 lying west of, or right bank of the  
41       Eleven Point River.

42       Tract 2:

43       A Tract of land located in part of the NW1/4 of Section 33, Township 23  
44       North, Range 2 West, 5th P.M., more particularly described as follows:  
45       BEGINNING at the Northwest corner of the NW1/4 of said Section 33, a  
46       5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235";  
47       THENCE South 88 degrees 54 minutes 38 seconds East along the North line  
48       of the NW1/4 of said Section 33, a distance of 2685.46 feet to the Northeast  
49       corner of the NW1/4 of said Section 33; THENCE South 01 degrees 59  
50       minutes 05 seconds West along the East line of the NW1/4 of said Section 33;  
51       THENCE South 01 degrees 59 minutes 05 seconds West along the East line  
52       of the NW1/4 of said Section 33, a distance of 2095.82 feet to a 5/8" rebar  
53       with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North 88  
54       degrees 07 minutes 05 seconds West, a distance of 1623.93 feet to a 5/8"  
55       rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North  
56       29 degrees 22 minutes 35 seconds West, a distance of 405.72 feet to a 5/8"  
57       rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North  
58       77 degrees 45 minutes 53 seconds West, a distance of 857.10 feet to a 5/8"  
59       rebar with a plastic cap stamped "Norsworthy PLS 2235" set on the West  
60       line of the NW1/4 of said Section 33; THENCE North 01 degrees 44 minutes  
61       27 seconds East along the West line of the NW1/4 of said Section 33, a  
62       distance of 1557.81 feet to the point of beginning. Contains 118.804 acres,  
63       more or less.

64       Also One Hundred (100) feet off the North end of the E1/2 of Section 32,  
65       Township 23 North Range 2 West lying east of State Highway Y. Contains  
66       5.32 acres, more or less.

67       **Tract 3:**

68       A Tract of land located in part of the W1/2 of Section 33, Township 23  
69       North, Range 2 West, 5th P.M., more particularly described as follows:  
70       COMMENCING at the Northwest corner of the NW1/4 of said Section 33,  
71       a 5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235";  
72       THENCE S01°44'27"W along the West line of the W1/2 of said Section 33,  
73       a distance of 1557.81 feet to a 5/8" rebar with a plastic cap stamped  
74       "Norsworthy PLS 2235", the true POINT OF BEGINNING; THENCE  
75       S77°45'53"E, a distance of 857.10 feet to a 5/8" rebar with a plastic cap  
76       stamped "Norsworthy PLS 2235"; THENCE S29°22'35"E, a distance of  
77       405.72 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS  
78       2235"; THENCE S88°07'05"E, a distance of 1623.93 feet to a 5/8" rebar  
79       with a plastic cap stamped "Norsworthy PLS 2235" set on the East line of  
80       the W1/2 of said Section 33; THENCE S01°59'05"W along the East line of  
81       the W1/2 of said Section 33, a distance of 3198.69 feet to the Southeast  
82       corner of the W1/2 of said Section 33, a 5/8" rebar with an aluminum cap  
83       stamped "Norsworthy PLS 2235"; THENCE N88°46'02"W along the South  
84       line of the W1/2 of said Section 33, a distance of 2376.56 feet; THENCE  
85       N88°59'23"W, continuing along the South line of the W1/2 of said Section  
86       33, a distance of 286.30 feet to the Southwest corner of the W1/2 of said  
87       Section 33, a 5/8" rebar with an aluminum cap stamped "Norsworthy PLS  
88       2235"; THENCE N01°44'27"E along the West line of the W1/2 of said  
89       Section 33, a distance of 3730.78 feet to the point of beginning.

90       ALSO a tract of land located in part of the E1/2 of Section 32, Township 23  
91       North, Range 2 West, 5th P.M. lying East of State Highway "Y" more  
92       particularly described as follows: BEGINNING at the Northeast corner of  
93       the E1/2 of said Section 32, a 5/8" rebar with an aluminum cap stamped  
94       "Norsworthy PLS 2235"; THENCE S01°44'27"W along the East line of the  
95       E1/2 of said Section 32, a distance of 5288.59 feet to the Southeast corner of  
96       the E1/2 of said Section 32, a 5/8" rebar with an aluminum cap stamped  
97       "Norsworthy PLS 2235"; THENCE N88°59'23"W along the South line of  
98       the E1/2 of said Section 32, a distance of 1174.89 feet to a 5/8" rebar with a  
99       plastic cap stamped "Norsworthy PLS 2235" set in the centerline of a road;

100 **THENCE Northwesternly along the centerline of said road, the following 7**  
101 **courses and distances:**

102 **1) N53°07'50"W, a distance of 232.94 feet;**

103 **2) Northwesternly along the arc of a curve to the right, a distance of**  
104 **329.08 feet, said curve having a radius of 853.54 feet and a central angle of**  
105 **22°05'25";**

106 **3) N31°02'27"W, a distance of 174.37 feet;**

107 **4) Northwesternly along the arc of a curve to the right, a distance of**  
108 **114.74 feet, said curve having a radius of 376.24 feet and a central angle of**  
109 **17°28'24";**

110 **5) N13°34'03"W, a distance of 60.83 feet;**

111 **6) Northwesternly along the arc of a curve to the left, a distance of**  
112 **116.41 feet, said curve having a radius of 135.37 feet and a central angle of**  
113 **49°16'19";**

114 **7) N62°50'22"W, a distance of 45.54 feet to a 5/8" rebar with a**  
115 **plastic cap stamped "Norsworthy PLS 2235" set in the Easterly right-of-way**  
116 **line of said Highway "Y";**

117 **THENCE Northerly along the Easterly right-of-way line of said Highway**  
118 **"Y" the following 11 courses and distances:**

119 **1) N10°58'49"E, a distance of 596.72 feet;**

120 **2) Northerly along the arc of a curve to the left, a distance of 532.04**  
121 **feet, said curve having a radius of 1202.90 feet and a central angle of**  
122 **25°20'30";**

123 **3) N14°53'34"W, a distance of 443.59 feet;**

124 **4) Northerly along the arc of a curve to the right, a distance of 188.16**  
125 **feet, said curve having a radius of 929.48 feet and a central angle of**  
126 **11°35'55";**

127 **5) N03°08'38"W, a distance of 881.47 feet;**

128 **6) N02°01'44"W, a distance of 385.89 feet;**

129 **7) Northerly along the arc of a curve to the right, a distance of 294.42**  
130 **feet, said curve having a radius of 1020.52 feet and a central angle of**  
131 **16°31'47";**

132 **8) N13°33'40"W, a distance of 411.18 feet;**

133 **9) Northerly along the arc of a curve to the right, a distance of 145.39**  
134 **feet, said curve having a radius of 872.95 feet and a central angle of**  
135 **09°32'33";**

136                   10) N04°25'44"W, a distance of 542.80 feet;  
137                   11) Northerly along the arc of a curve to the right, a distance of  
138                   136.94 feet, said curve having a radius of 531.11 feet and a central angle of  
139                   14°46'23" to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS  
140                   2235" set on the North line of the E1/2 of said Section 32; THENCE  
141                   S88°50'26"E along the North line of the E1/2 of said Section 32, a distance  
142                   of 2306.26 feet to the point of beginning.  
143                   EXCEPT One Hundred (100) feet off the North end of the E1/2 of Section  
144                   32, Township 23 North Range 2 West lying east of State Highway Y.  
145                   EXCEPT FROM THE ABOVE DESCRIBED TRACTS: A Tract of land  
146                   located in part of the NW1/4 of the SW1/4, the S1/2 of the SW1/4 and the  
147                   SW1/4 of the SE1/4 of Section 28 and in part of the E1/2 of Section 32 and  
148                   in part of the NW1/4 of the NE1/4 and the W1/2 of Section 33, all in  
149                   Township 23 North, Range 2 West, 5th P.M., more particularly described  
150                   as follows: BEGINNING at the Northwest corner of said Section 33, a 5/8"  
151                   rebar with an aluminum cap stamped "Norsworthy PLS 2235"; THENCE  
152                   N01°28'21"E along the West line of the S1/2 of the SW1/4 of said Section 28,  
153                   a distance of 1321.75 feet to the Southwest corner of the NW1/4 of the SW1/4  
154                   of said Section 28, a 5/8" rebar with a plastic cap stamped "Norsworthy PLS  
155                   2235"; THENCE N06°33'11"E, a distance of 44.17 feet to a 5/8" rebar with  
156                   a plastic cap stamped "Norsworthy PLS 2235"; THENCE S87°39'26"E, a  
157                   distance of 43.01 feet to a 5/8" rebar with a plastic cap stamped  
158                   "Norsworthy PLS 2235";  
159                   THENCE S37°01'33"E, a distance of 292.00 feet to a 5/8" rebar with a  
160                   plastic cap stamped "Norsworthy PLS 2235"; THENCE S47°29'15"E, a  
161                   distance of 714.87 feet to a 5/8" rebar with a plastic cap stamped  
162                   "Norsworthy PLS 2235"; THENCE S00°01'21"E, a distance of 577.93 feet  
163                   to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";  
164                   THENCE N60°33'51"E, a distance of 819.53 feet to a 5/8" rebar with a  
165                   plastic cap stamped "Norsworthy PLS 2235"; THENCE N65°56'00"E, a  
166                   distance of 855.43 feet to a 5/8" rebar with a plastic cap stamped  
167                   "Norsworthy PLS 2235"; THENCE S06°39'52"W, a distance of 167.32 feet  
168                   to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";  
169                   THENCE S17°27'52"E, a distance of 240.29 feet to a 5/8" rebar with a  
170                   plastic cap stamped "Norsworthy PLS 2235"; THENCE S34°34'14"E, a  
171                   distance of 384.45 feet to a 5/8" rebar with a plastic cap stamped

"Norsworthy PLS 2235"; THENCE S86°58'59"E, a distance of 193.42 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S09°39'02"E, a distance of 800.21 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S70°21'17"W, a distance of 409.82 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S59°26'51"W, a distance of 587.94 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S52°00'37"W, a distance of 269.32 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S15°30'30"E, a distance of 647.94 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S09°04'42"E, a distance of 779.77 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S08°27'07"E, a distance of 508.03 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S13°19'43"W, a distance of 201.64 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S01°05'15"E, a distance of 787.24 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S03°53'24"E, a distance of 881.25 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S13°15'24"W, a distance of 288.39 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235" set on the South line of the W1/2 of said Section 33; THENCE N88°46'02"W along the South line of the W1/2 of said Section 33, a distance of 1981.28 feet; THENCE N88°59'23"W continuing along the South line of the W1/2 of said Section 33, a distance of 286.30 feet to the Southwest corner of the W1/2 of said Section 33, a 5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235"; THENCE continuing N88°59'23"W along the South line of the E1/2 of said Section 32, a distance of 1174.98 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235" set in the centerline of an existing road; THENCE Northwesterly along the centerline of said existing road, the following 7 courses and distances:

- 1) N53°07'50"W, a distance of 232.94 feet;
- 2) Northwesterly along the arc of a curve to the right, a distance of 329.08 feet, said curve having a radius of 853.54 feet and a central angle of 22°05'25";
- 3) N31°02'27"W, a distance of 174.37 feet;

208 4) Northwesterly along the arc of a curve to the left, a distance of  
209 114.74 feet, said curve having a radius of 376.24 feet and a central angle of  
210 17°28'24";  
211 5) N13°34'03"W, a distance of 60.83 feet;  
212 6) Northwesterly along the arc of a curve to the left, a distance of  
213 116.41 feet, said curve having a radius of 135.37 feet and a central angle of  
214 49°16'19";  
215 7) N62°50'22"W, a distance of 45.54 feet to a 5/8" rebar with a  
216 plastic cap stamped "Norsworthy PLS 2235" set in the Easterly right-of-way  
217 line of State Highway "Y";  
218 THENCE Northerly along the Easterly right-of-way line of said Highway  
219 "Y" the following 12 courses and distances:  
220 1) N10°58'49"E, a distance of 596.72 feet;  
221 2) Northerly along the arc of a curve to the left, a distance of 532.04  
222 feet, said curve having a radius 1202.90 feet and a central angle of  
223 25°20'30";  
224 3) N14°53'34"W, a distance of 443.59 feet;  
225 4) Northerly along the arc of a curve to the right, a distance of 188.16  
226 feet, said curve having a radius of 929.48 feet and a central angle of  
227 11°35'55";  
228 5) N03°08'38"W, a distance of 881.47 feet;  
229 6) N02°01'44"W, a distance of 385.89 feet;  
230 7) Northerly along the arc of a curve to the left, a distance of 294.42  
231 feet, said curve having a radius of 1020.52 feet and a central angle of  
232 16°31'47";  
233 8) N13°33'40"W, a distance of 411.18 feet;  
234 9) Northerly along the arc of a curve to the right, a distance of 145.39  
235 feet, said curve having a radius of 872.95 feet and a central angle of  
236 09°32'33";  
237 10) N04°25'44"W, a distance of 542.80 feet;  
238 11) Northerly along the arc of a curve to the right, a distance of  
239 129.35 feet, said curve having a radius of 676.80 feet and a central angle of  
240 10°57'00" to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS  
241 2235" set on the North line of the E1/2 of said Section 32;

242                   **12) N06°30'24"E, a distance of 7.44 feet to a 5/8" rebar with a plastic**  
243                   **cap stamped "Norsworthy PLS 2235" set on the North line of the E1/2 of**  
244                   **said Section 32;**  
245                   **THENCE S88°50'26"E along the North line of the E1/2 of said Section 32,**  
246                   **a distance of 2306.00 feet to the point beginning. Contains 547.327 acres,**  
247                   **more or less.**

248                   **2. The commissioner of administration shall set the terms and conditions for the**  
249                   **conveyance as the commissioner deems reasonable. Such terms and conditions may**  
250                   **include, but not be limited to, the number of appraisals required and the time, place, and**  
251                   **terms of the conveyance.**

252                   **3. The attorney general shall approve the form of the instrument of conveyance.**

✓